029.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,415,200 / 1,415,200
					USE VALUE:	1,415,200 / 1,415,200
					ASSESSED:	1,415,200 / 1,415,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRODERICK DEANNA ETAL- #1
Owner 2:	VAZE JAYDEEP ETAL - #2
Owner 3:	
Street 1:	25 HARLOW ST
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	25-27 HARLOW STREET LLC -
Owner 2:	-
Street 1:	519 SOMERVILLE AVE #246
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 4205 Square Feet, with 2 Units, 3 Baths, 3 3/4 Baths, 1 HalfBath, 11 Rooms, and 4 Bdrms

BessieMacro

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5041.000	953,100	5,100	457,000	1,415,200
Total Card	0.116	953,100	5,100	457,000	1,415,200
Total Parcel	0.116	953,100	5,100	457,000	1,415,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.55 /Parcel: 336.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20159

GIS Ref

GIS Ref

Insp Date 08/19/17

!2433!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	953,100	5100	5,041.	457,000	1,415,200		Year end	12/23/2021
2021	104	FV	503,500	5100	5,041.	457,000	965,600		Year End Roll	12/10/2020
2020	104	FV	503,300	5100	5,041.	457,000	965,400	965,400	Year End Roll	12/18/2019
2019	104	FV	390,100	5100	5,041.	485,500	880,700	880,700	Year End Roll	1/3/2019
2018	104	FV	390,100	5100	5,041.	354,200	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	388,900	5100	5,041.	308,500	702,500	702,500	Year End Roll	1/3/2017
2016	104	FV	388,900	5100	5,041.	262,800	656,800	656,800	Year End	1/4/2016
2015	104	FV	346,000	5100	5,041.	257,100	608,200	608,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:29:25

LAST REV

Date	Time
10/21/21	14:38:33
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
25-27 HARLOW ST	75267-72	1	7/31/2020	Change>Sale	1,168,000	No	No		
MACROKANIS CHRI	73779-552		12/6/2019	Change>Sale	990,000	No	No		
MACROKANIS CHRI	73779-549		12/6/2019	Family	1	No	No		
MACROKANIS CHRI	24563-423		5/25/1994		1	No	No		James Macrokanis dod 10/12/2018

USER DEFINED

Prior Id # 1:	20159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2020	350	Renovate	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2021	Permit Visit	DGM	D Mann
9/9/2020	SQ Mailed	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
8/19/2017	Inspected	DGM	D Mann
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	336	PATRIOT
3/27/2000	Inspected	276	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/11/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5041		Sq. Ft.	Site		0	80.	1.13	1									456,985						457,000	

Total AC/HA:	0.11573	Total SF/SM:	5041	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,985	Spl Credit		Total:	457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03716815
Const Adj.:	1.02785766
Adj $ / SQ:	191.891
Other Features:	187974
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	962680
Depreciation:	9627
Depreciated Total:	953053

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

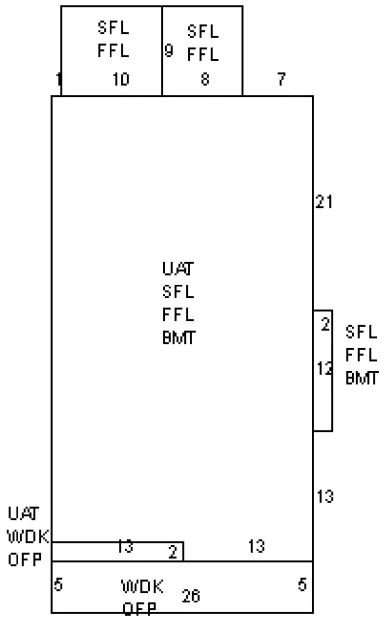
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	211.08
Special Features:	0	Val/Su Net:	211.00
Final Total:	953100	Val/Su SzAd	351.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,356	191.890	260,204
SFL	Second Floor	1,356	191.890	260,204
BMT	Basement	1,194	100.740	120,287
UAT	Upper Attic	299	134.320	40,163
OFP	Open Porch	156	27.830	4,342
WDK	Deck	156	12.760	1,990

Net Sketched Area:	4,517	Total:	687,190
Size Ad	2712	Gross Area	5414	FinArea	4205
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	C	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100